

# COYOTE VALLEY SPECIFIC PLAN

**Greenbelt Alliance**

**Charter of the  
New Urbanism**

**Ahwahnee  
Principles**

**Principles of  
Smart Growth**

**Coyote Valley  
Santa Clara Valley  
Water District  
Guiding  
Principles and  
Goals**

**San Jose's 2020  
General Plan**

**Council's Vision  
& Expected Outcomes**

# COYOTE VALLEY SPECIFIC PLAN

## PRINCIPLES OF COMMUNITY BUILDING



### THE LAND'S

*In the beginning there is a blank canvas with environmental features to design around...*



### CONNECTIONS/LINKAGES

*Smart planning will connect these features with roads, parkways and trails...*



### OPEN SPACE/RECREATION

*Next, add recreation and landscape planning into the mix...*



### PUBLIC PLACES/BUILDINGS

*Finally, reserve sites for institutions that will become landmarks, such as churches and government buildings.*

# COYOTE VALLEY SPECIFIC PLAN

## PRINCIPLES OF COMMUNITY BUILDING

### PRINCIPLES

#### Environmental Footprint

- Preserve and enhance the open space of Coyote Valley
- Protect the natural environment and culturally significant resources
- Protect ground water quality, conserve water and provide watershed stewardship
- Provide flood protection and open space recreation in a multi-functional approach
- Sustainability, conservation and restoration for community, site and building design
- History, climate, natural and cultural landscape must be integrated into the community



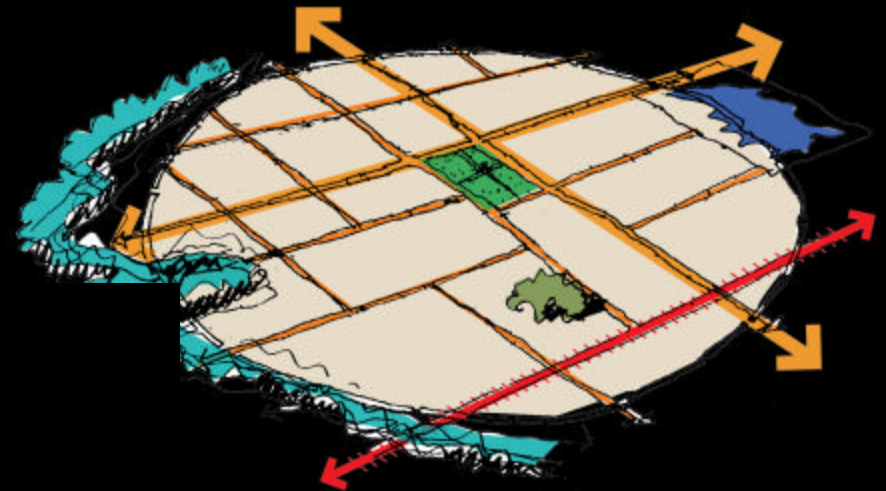
# COYOTE VALLEY SPECIFIC PLAN

## PRINCIPLES OF COMMUNITY BUILDING

### PRINCIPLES

#### Connections

- Provide for a variety of transportation choices
- Create walkable neighborhoods & connections to surrounding open spaces
- Corridors of transit, roadways and greenways as definers and connectors of neighborhoods
- A network of inter-connected streets and public spaces that encourage alternative modes of transportation





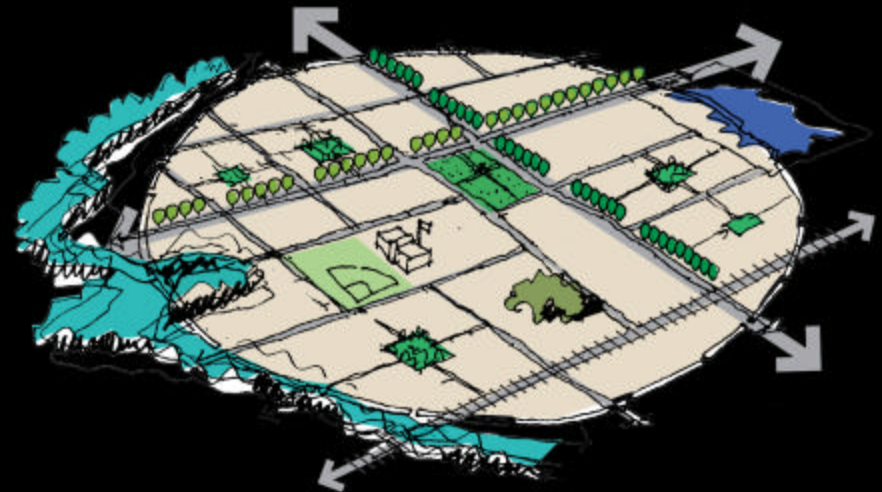
# COYOTE VALLEY SPECIFIC PLAN

## PRINCIPLES OF COMMUNITY BUILDING

### PRINCIPLES

#### Open Space/ Landscape & Recreation

- Establish a network of open space uses & connections
- Provide for a wide range of recreation opportunities: passive and active
- Conservation areas and open spaces define and connect neighborhoods



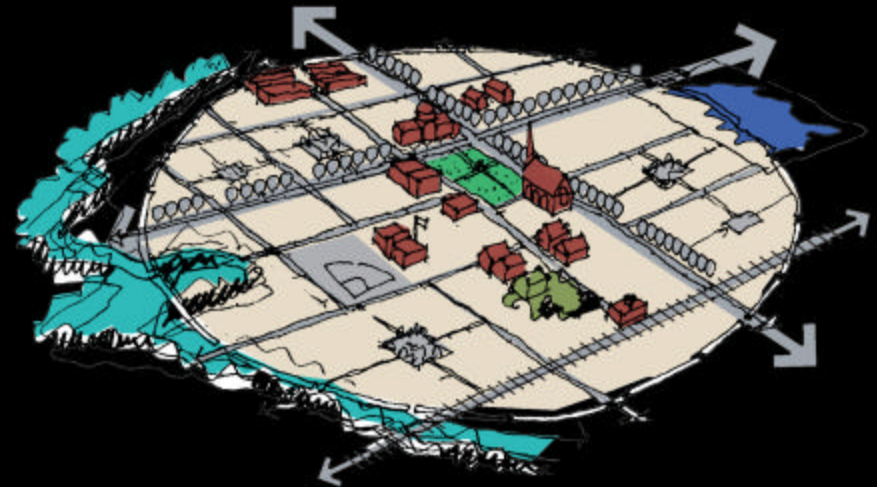
# COYOTE VALLEY SPECIFIC PLAN

## PRINCIPLES OF COMMUNITY BUILDING

### PRINCIPLES

#### Public & Civic Places

- Civic spaces and buildings that reinforce community identity
- Place public buildings such as city halls, libraries and post offices in important places with strong civic architecture
- Civic buildings and places like town squares and parks make excellent anchors for retail districts and provide a community with landmarks



# COYOTE VALLEY SPECIFIC PLAN

## PRINCIPLES OF COMMUNITY BUILDING

### PRINCIPLES

#### Neighborhood

- Compact neighborhoods that are mixed-use, pedestrian friendly and transit-oriented, which have centers and edges
- Districts with distinct and diverse neighborhoods with linked civic uses
- Provide opportunities for social equity: housing for all ages, economic levels and ethnic groups
- Authentic and healthy community



# COYOTE VALLEY SPECIFIC PLAN

## STRATEGIES



Internal Trip Capture



Dispersed Transportation Technologies



Structured Shared Parking

# COYOTE VALLEY SPECIFIC PLAN

## STRATEGIES



Urban Walks and Trails



Neighborhood Streets



Main streets

# COYOTE VALLEY SPECIFIC PLAN STRATEGIES



Mix of Workplaces



Corporate Building and Branding in Urban Center



The Not So Purpose Built Workplace



An Education & Technology Business Partnership



# COYOTE VALLEY SPECIFIC PLAN

## STRATEGIES



Mixed Use



Civic Focus Urban Form



Enclaves & Labyrinths

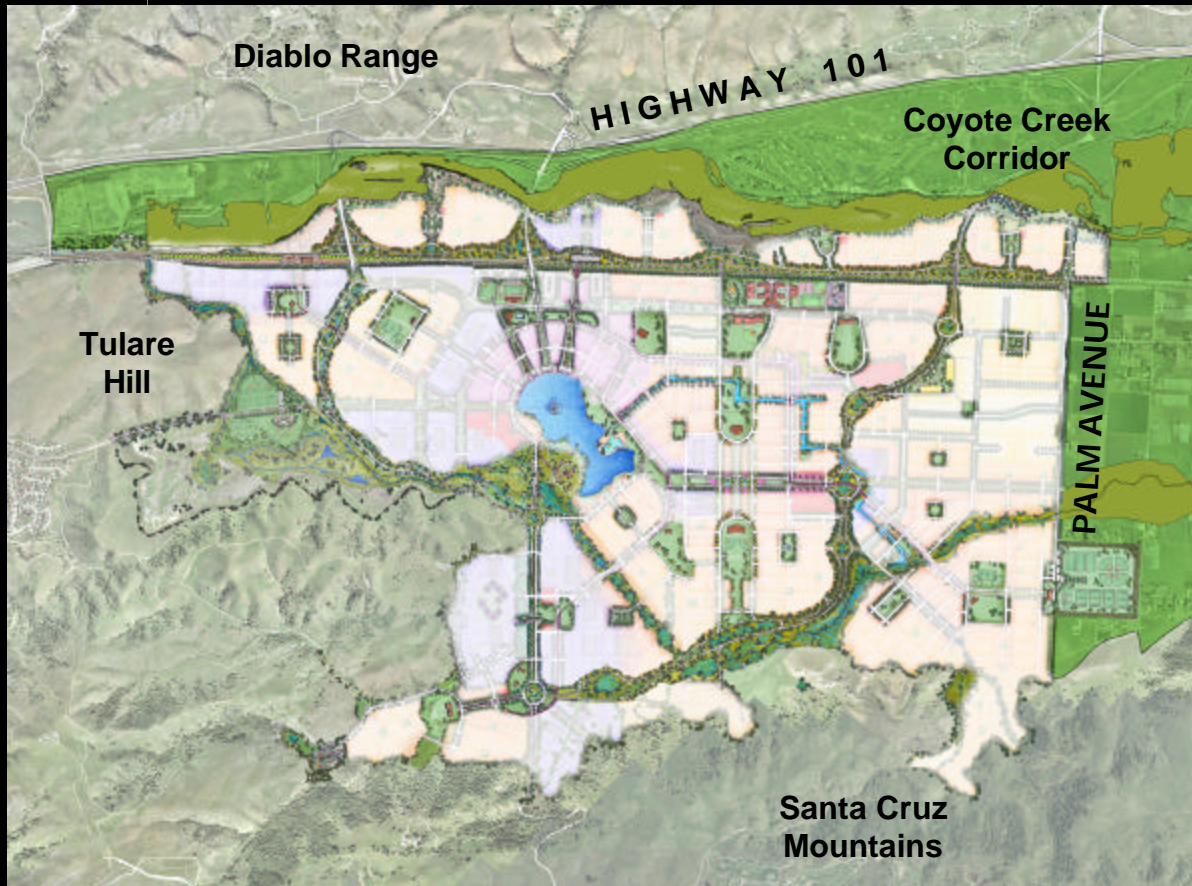


Town center

# COYOTE VALLEY SPECIFIC PLAN

## PUBLIC REALM

### OPEN SPACE/ LANDSCAPE & RECREATION



## Planning Goals

### RECREATION:

- Community Parklands
- Neighborhood Parks
- School Recreational Lands
- Festival Grounds
- Community Gardens

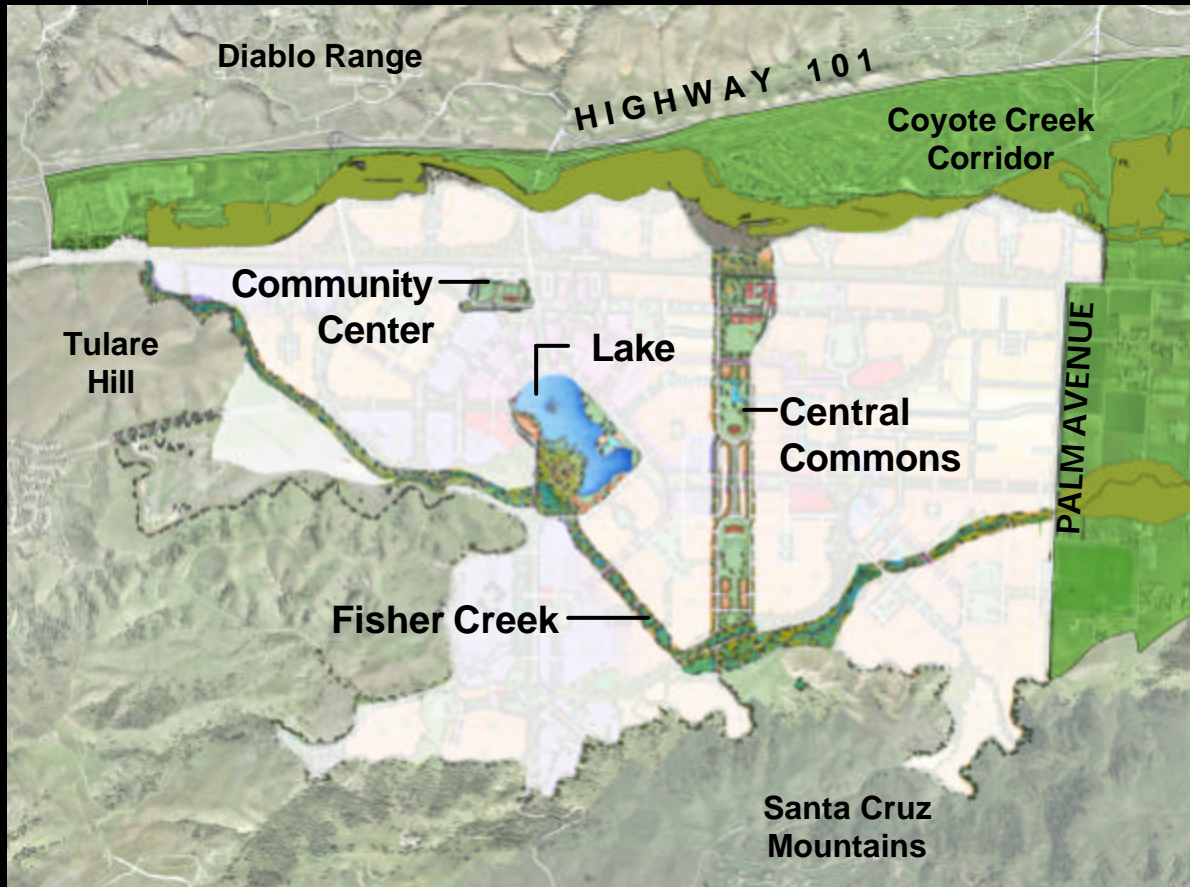
### ADDITIONAL OPEN SPACES:

- Fisher Creek Greenway
- Canal System
- Parkway Loop

# COYOTE VALLEY SPECIFIC PLAN

## PUBLIC REALM

### COMMUNITY PARKLANDS



### Planning Goals

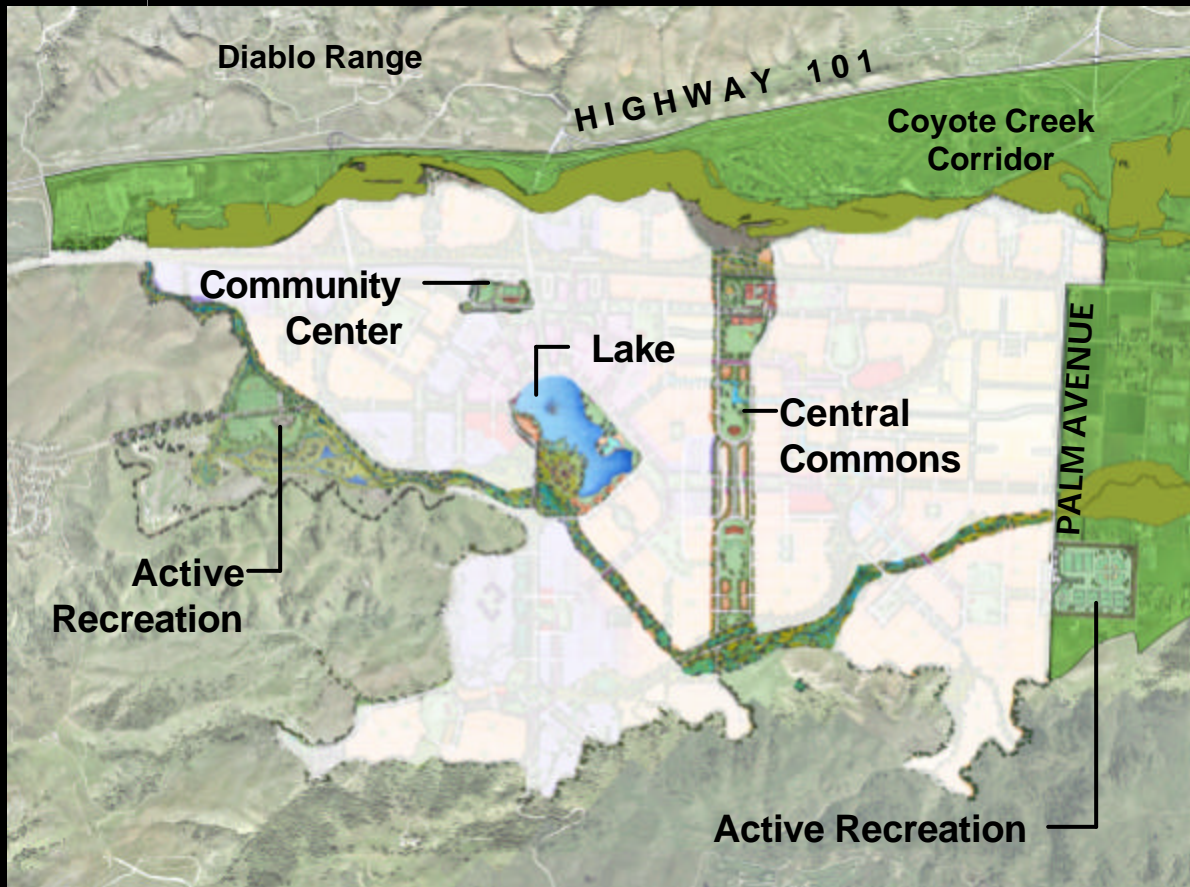
- Serves an area within a 1 mile radius
- Large groups
- Active & organized sports
- Group picnic
- Aquatic activities



# COYOTE VALLEY SPECIFIC PLAN

## PUBLIC REALM

### COMMUNITY PARKLANDS



### Planning Goals

- Serves an area within a 1 mile radius
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- Active & organized sports
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# COYOTE VALLEY SPECIFIC PLAN

## PUBLIC REALM

### CENTRAL COMMONS





# COYOTE VALLEY SPECIFIC PLAN

## PUBLIC REALM

### LAKE PARK



INTERNATIONAL GARDEN



AQUATIC RECREATION



# COYOTE VALLEY SPECIFIC PLAN

## PUBLIC REALM

### COMMUNITY PARKLANDS



ACTIVE RECREATION



COMMUNITY CENTER

### Planning Goals

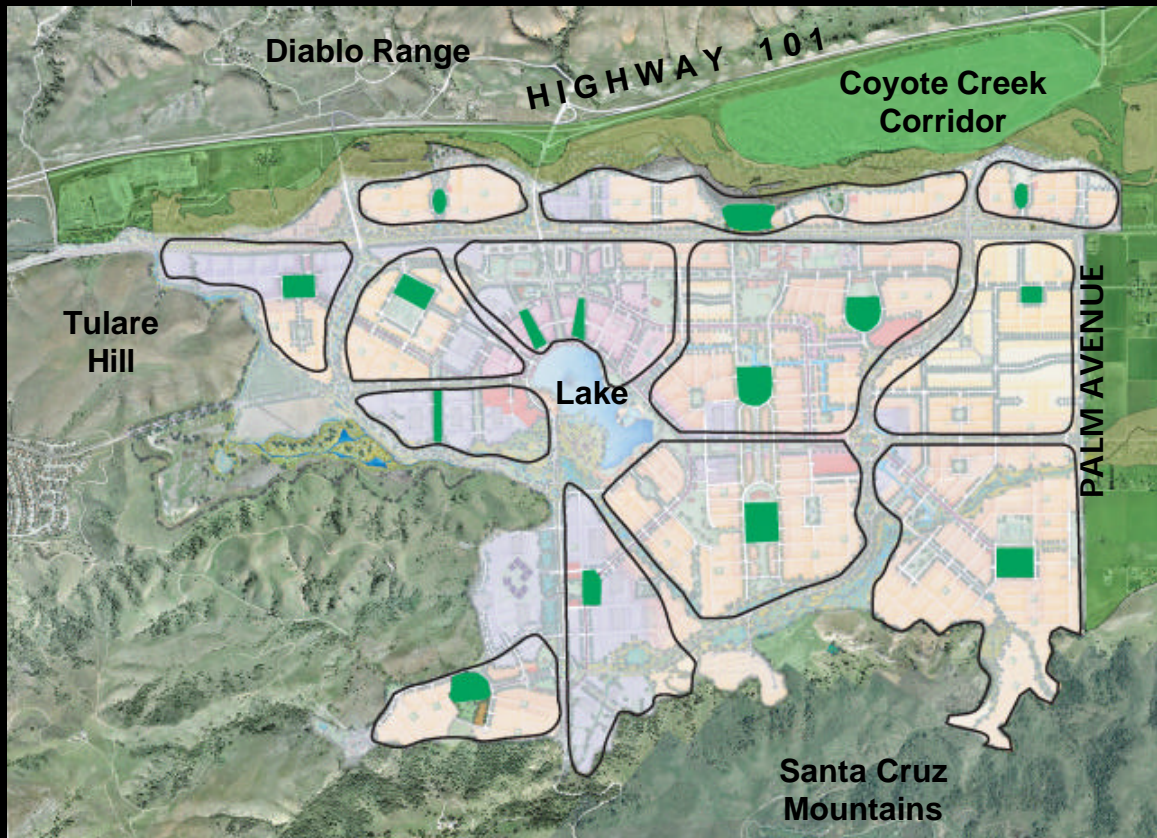
- Serves an area within a 1 mile radius
- Large groups
- Active & organized sports
- Group picnic
- Aquatic activities



# COYOTE VALLEY SPECIFIC PLAN

## PUBLIC REALM

### NEIGHBORHOOD PARKS



### Planning Goals

- Serves an area within a 1/4 mile radius
- Focal point for neighborhood
- Gathering point
- Smaller recreation amenities
  - Tennis
  - Basketball
  - Turf Areas
- 5 acres minimum each park
- One park per neighborhood



# COYOTE VALLEY SPECIFIC PLAN

## PUBLIC REALM

### NEIGHBORHOOD PARKS



GARDENS



CHILDREN



SMALL GROUP ACTIVE



SENIORS

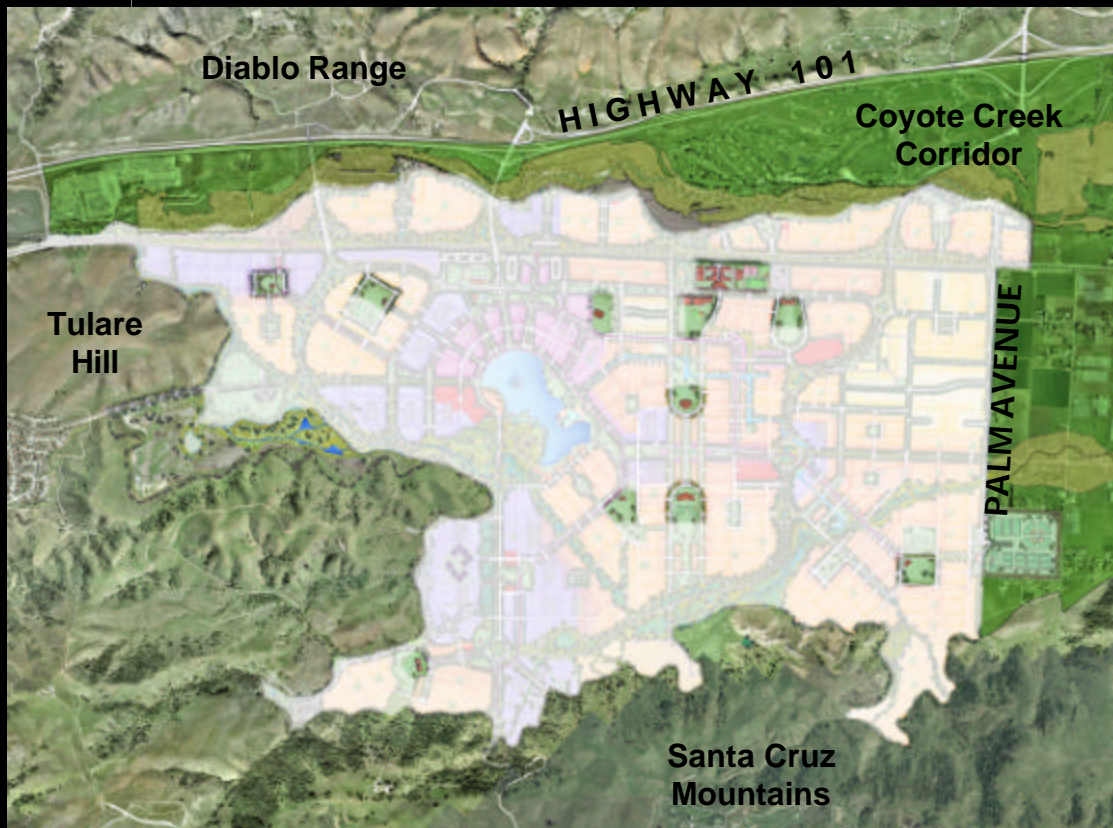
### Planning Goals

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- Focal point for neighborhood
- Gathering point
- Smaller recreation amenities
  - Tennis
  - Basketball
  - Turf Areas
- 5 acres minimum each park
- One park per neighborhood

# COYOTE VALLEY SPECIFIC PLAN

## PUBLIC REALM

### SCHOOL RECREATION LANDS



## Planning Goals

- Serves school recreation needs
- 1 playground per school



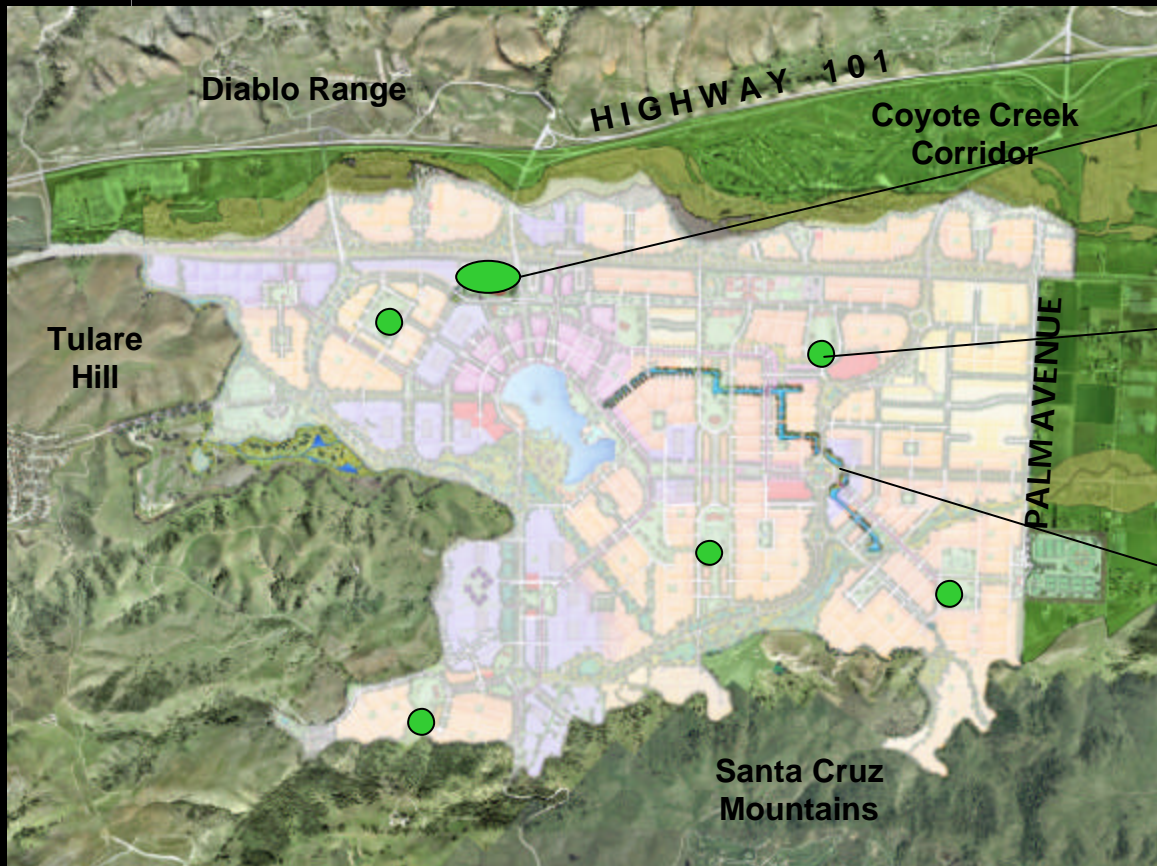
PLAYGROUND



# COYOTE VALLEY SPECIFIC PLAN

## PUBLIC REALM

### OTHER ELEMENTS



## Planning Goals

- **Festival Grounds 20 acres**
  - Farmers market
  - Stadium
- **Community gardens**
  - 5 sites at 2 acres each
  - Located in larger parks
- **Canal Park (linear park)**
  - 1.8 miles
- **Pocket Parks**
  - Located throughout neighborhoods

# COYOTE VALLEY SPECIFIC PLAN

## PUBLIC REALM

### OTHER ELEMENTS



FESTIVAL GROUNDS



AGRARIAN LANDSCAPE



COMMUNITY GARDEN



POCKET PARK

### Planning Goals

- **Festival Grounds 20 acres**
  - Farmers market
  - Stadium
- **Community gardens**
  - 3 sites at 2 acres each
  - 1 site at 2 acres
  - Located in larger parks
- **Canal Park (linear park)**
  - 1.6 miles
- **Pocket Parks**
  - Located throughout neighborhoods



# COYOTE VALLEY SPECIFIC PLAN

## PUBLIC REALM

### PUBLIC & CIVIC PLACES & ART



**PUBLIC SQUARE**



**PUBLIC GATHERING**



**URBAN WATER FEATURE**



**PUBLIC ART**



**INTERNATIONAL PARK**

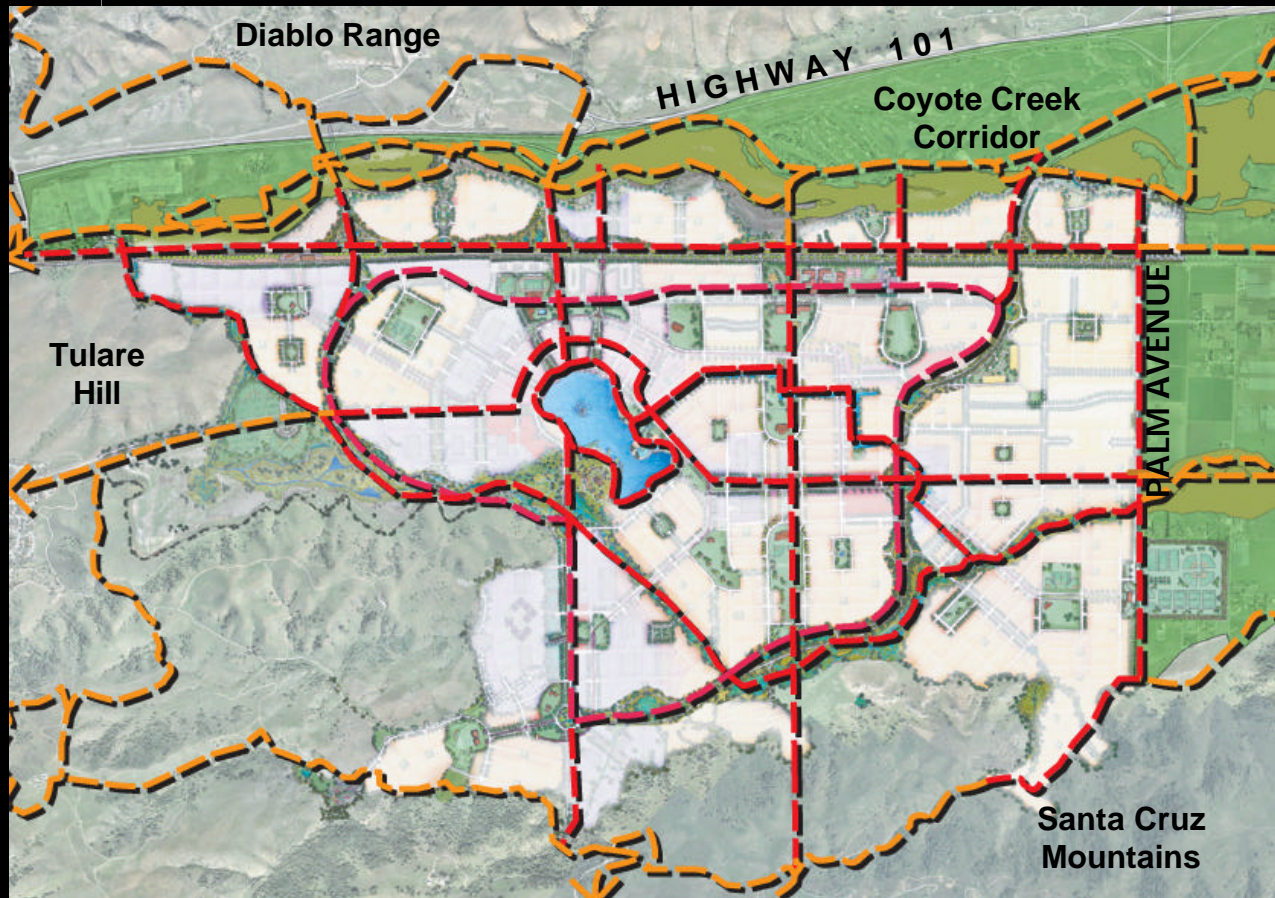


**PUBLIC PLAZA**

# COYOTE VALLEY SPECIFIC PLAN

## PUBLIC REALM

### PRIMARY NON-MOTORIZED VEHICULAR CONNECTIONS



### Planning Goals

- Connect to Existing Trail Systems
- North-South Connections
- East-West Connections
- Loop Systems



# COYOTE VALLEY SPECIFIC PLAN

## PUBLIC REALM

### PRIMARY NON-MOTORIZED VEHICULAR CONNECTIONS



EXISTING EQUESTRIAN TRAIL



HILLSIDE TRAIL

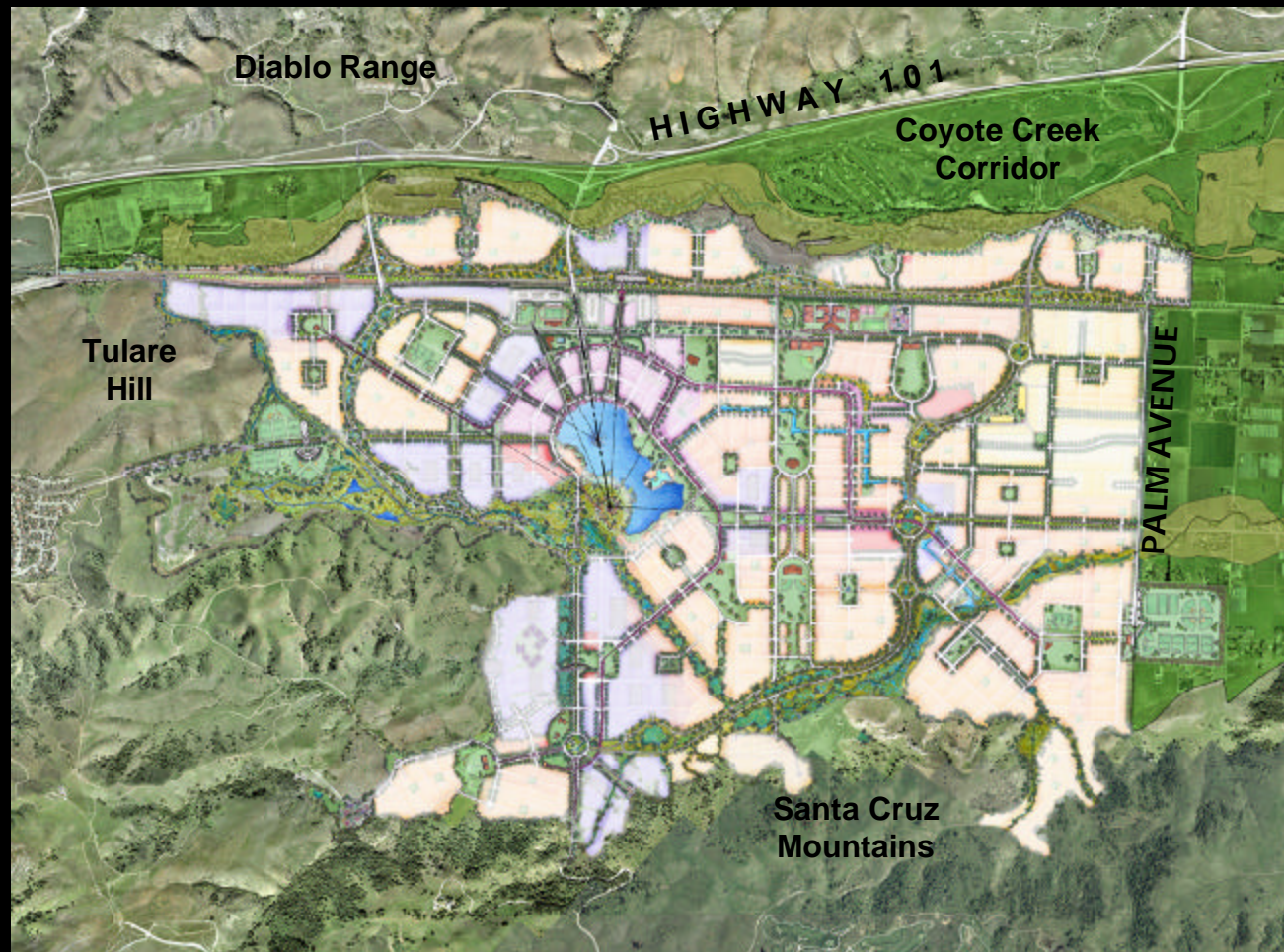
### Planning Goals

- Connect to Existing Trail Systems
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- Loop Systems



# COYOTE VALLEY SPECIFIC PLAN

## PUBLIC REALM



**Composite Framework**

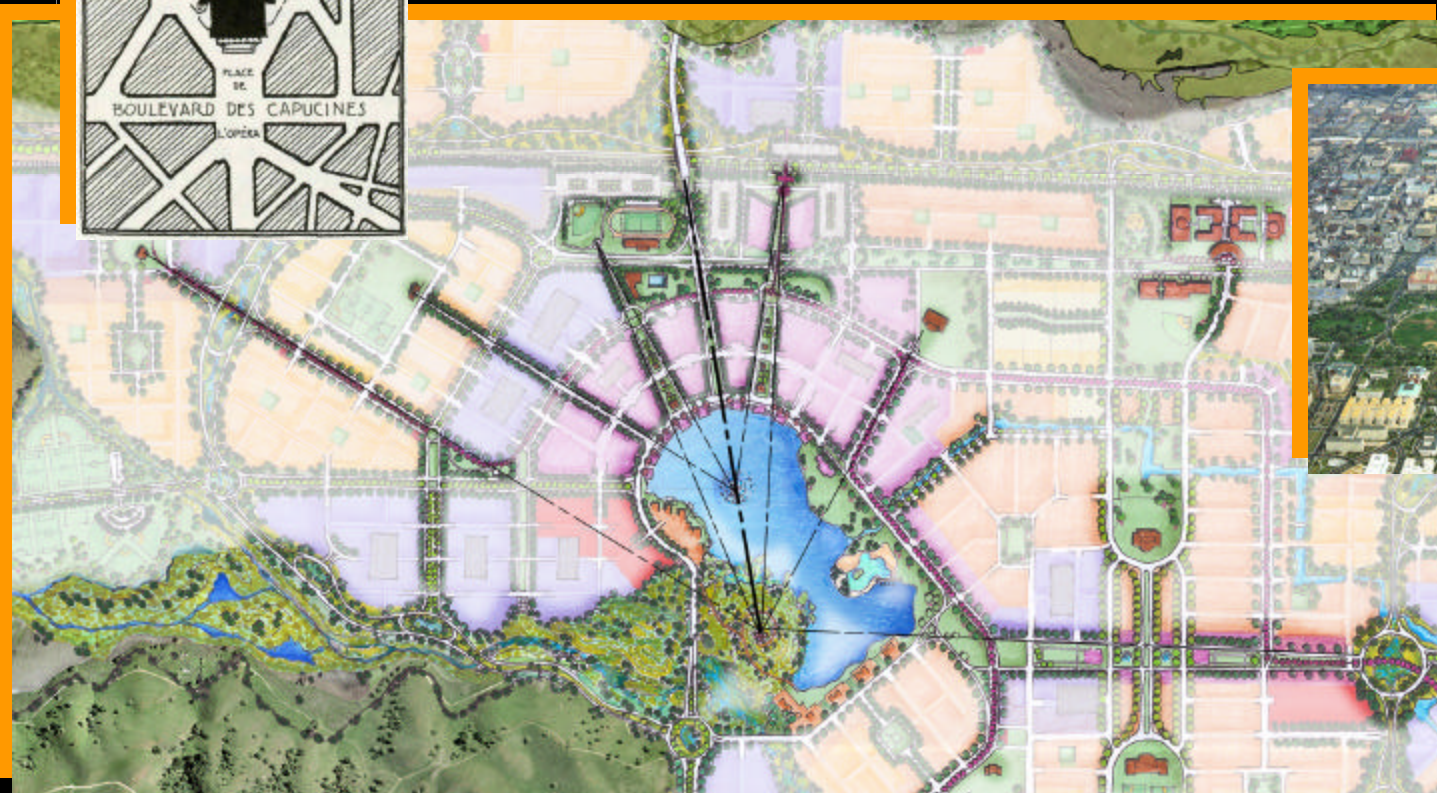
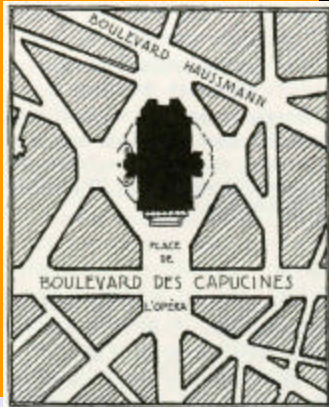


# COYOTE VALLEY SPECIFIC PLAN

## CIVIC CELEBRATION

## GATEWAY, AXES & FOCAL POINTS

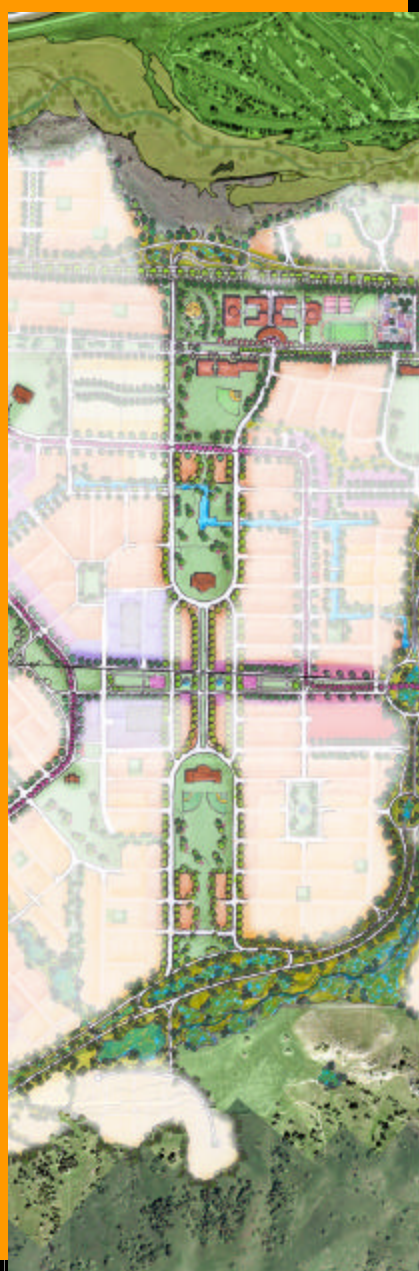
## LAKE AND HILLTOP



# COYOTE VALLEY SPECIFIC PLAN

## CIVIC CELEBRATION

### THE EAST WEST COMMONS-A PARK AND CIVIC AXIS





# COYOTE VALLEY SPECIFIC PLAN

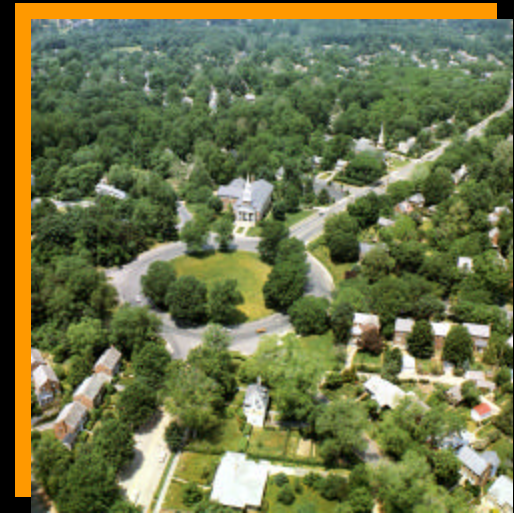
## CIVIC CELEBRATION

### PUBLIC REALM NETWORK AND CIVIC OPPORTUNITY



# COYOTE VALLEY SPECIFIC PLAN

**CIVIC CELEBRATION      A CIVIC GATHERING PLACE AT  
EVERY TRANSIT STOP**





# COYOTE VALLEY SPECIFIC PLAN

## MARKET ANALYSIS FINDINGS AND RECOMMENDATIONS

### ■ WORKSPACE

#### ■ Potential Driving Industries –

Software

Computers

Electronics

Internet

Bioscience

#### ■ Mix of Building Types –

Future industries will demand more office space, including  
higher density buildings

Still need R&D and low-rise development

#### ■ Mix of Environments – Some prefer campus, others “urban”



# COYOTE VALLEY SPECIFIC PLAN

## MARKET ANALYSIS FINDINGS AND RECOMMENDATIONS

### ■ WORKSPACE

#### ■ Added Value -- Proximity to:

Transit

Retail/services

Water features

Open space

Traffic routes

HOUSING

#### ■ Phasing –

Low-rise most feasible in near-term (current market conditions)

Mid-rise and high-rise in increasing demand over long term

#### ■ Buildout –

Pace of development aided by providing wide mix of buildings

Goal of 50,000 jobs likely to take several decades





# COYOTE VALLEY SPECIFIC PLAN

## MARKET ANALYSIS FINDINGS AND RECOMMENDATIONS

### ■ RESIDENTIAL

#### ■ Potential Residents –

Half of regional demand is from 1-2 person households

Families seek homes near Silicon Valley employers

#### ■ Mix of Housing Types –

Single family detached in very high demand

Townhomes are a major housing type in region

Increasing demand for “urban” multifamily buildings

- mixed-use, lofts, mid- and high-rises

Mix of apartments and for-sale homes

#### ■ Mix of Environments – Some prefer suburban, others “urban”



# COYOTE VALLEY SPECIFIC PLAN

## MARKET ANALYSIS FINDINGS AND RECOMMENDATIONS

### ■ RESIDENTIAL

#### ■ Added Value -- Proximity to:

Transit

Retail/services

Water features

Schools

Open space

JOB

#### ■ Phasing –

Lower-density homes most feasible in near-term

Mid-rise and high-rise in increasing demand over long term

#### ■ Buildout –

Pace of development aided by providing wide mix of  
home types and price points

Goal of 25,000 homes likely to take several decades





# COYOTE VALLEY SPECIFIC PLAN

## MARKET ANALYSIS FINDINGS AND RECOMMENDATIONS

### ■ RETAIL

#### ■ Potential Shoppers –

Primarily residents of Coyote Valley

Some potential to capture sales from wider region

#### ■ Mix of Retail Types –

Neighborhood shopping centers – grocery-store anchored

“Community Core” – dining and entertainment, plus  
comparison goods and convenience

Freeway oriented – potential for “large-format” tenants



# COYOTE VALLEY SPECIFIC PLAN

## MARKET ANALYSIS FINDINGS AND RECOMMENDATIONS

### ■ RETAIL

#### ■ Added Value -- Proximity to:

Traffic Routes

Jobs

Homes

Water features

Transit

#### ■ Phasing –

Neighborhood centers develop as households are in place

“Community core” tenants in increasing demand over long term

Freeway-oriented could happen soon

#### ■ Buildout –

3 neighborhood centers distributed throughout Valley

“Community core” with multiplex cinema, restaurants, mixed-use



# COYOTE VALLEY SPECIFIC PLAN

## MARKET ANALYSIS FINDINGS AND RECOMMENDATIONS

### ■ OVERALL

#### ■ Emphasize quality of life:

Coyote Valley's unique advantage will be environment with  
Jobs, Housing, Retail, Institutions, Recreation

#### ■ Encourage diversity:

Wide range of densities, environments, price points

#### ■ Prioritize mixed-use core:

Enhances viability of higher-density, higher-cost building types

#### ■ Allow flexibility for changing conditions:

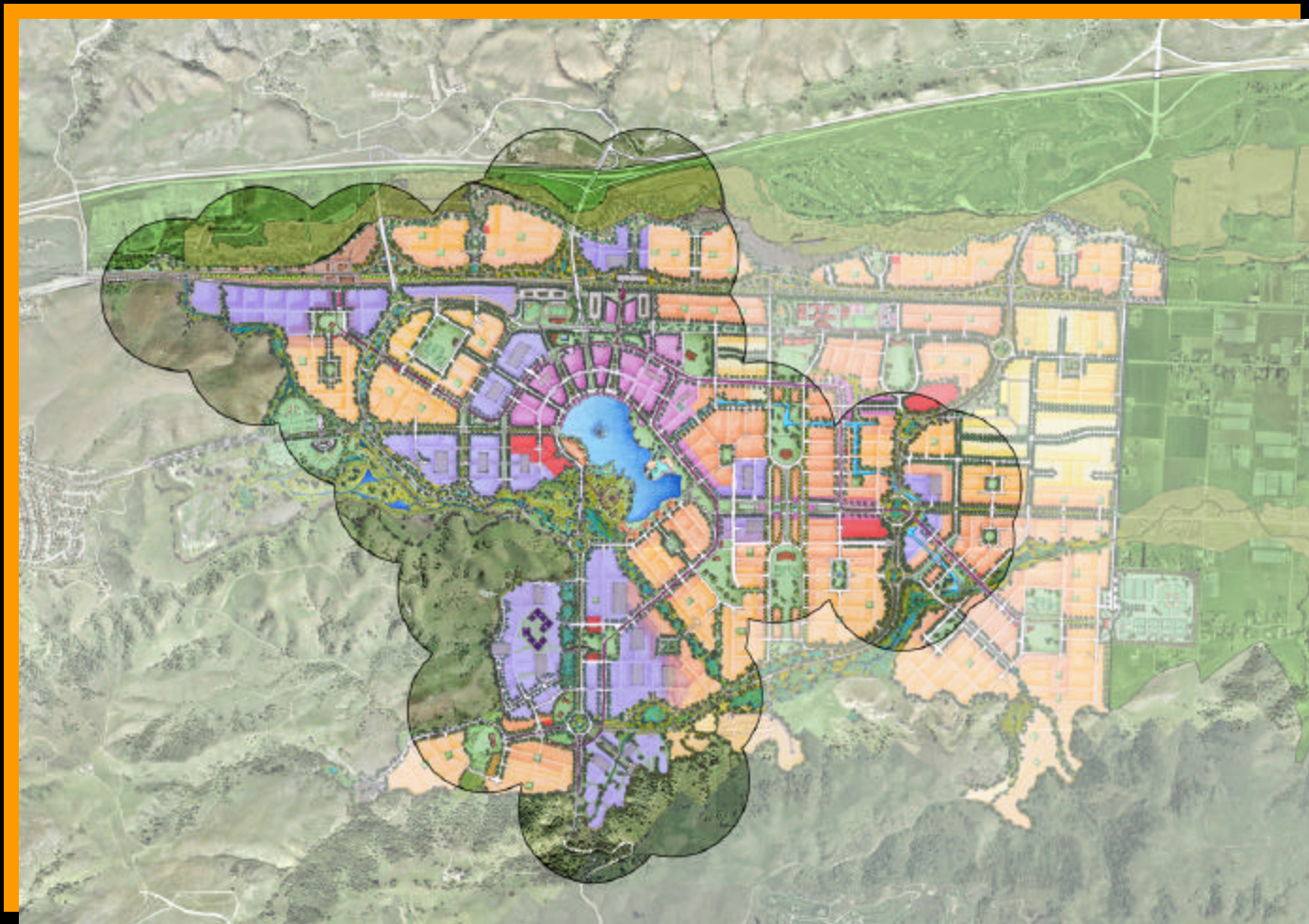
Demand for various building types will change over time



# COYOTE VALLEY SPECIFIC PLAN

## CONNECTIONS & MOBILITY

### Work-Live Proximity

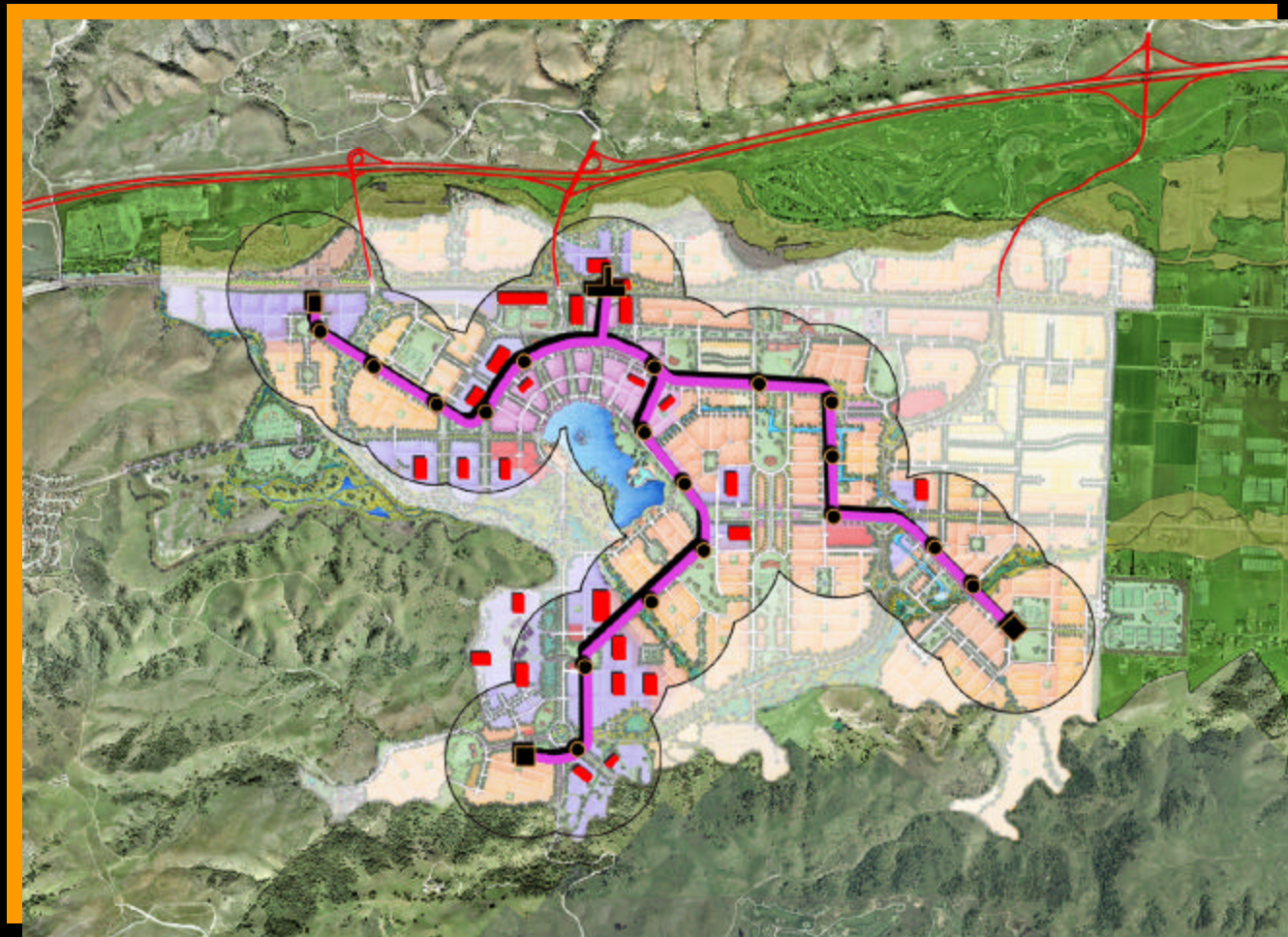




# COYOTE VALLEY SPECIFIC PLAN

## CONNECTIONS & MOBILITY

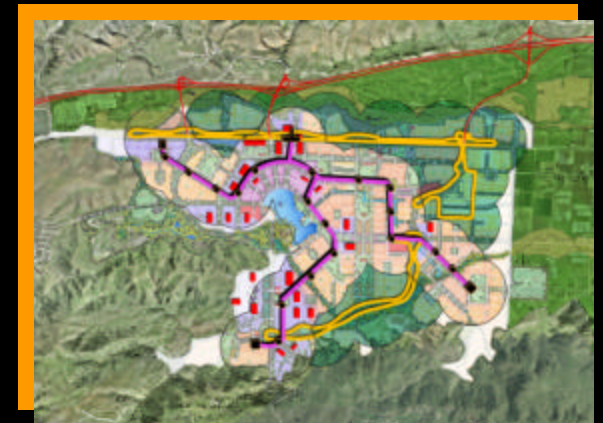
Fixed guideway transit & structured district parking facilitate urban density and pedestrian activity.



# COYOTE VALLEY SPECIFIC PLAN

## CONNECTIONS & MOBILITY

Transit can be fun, open air, bike friendly, and accessible to all

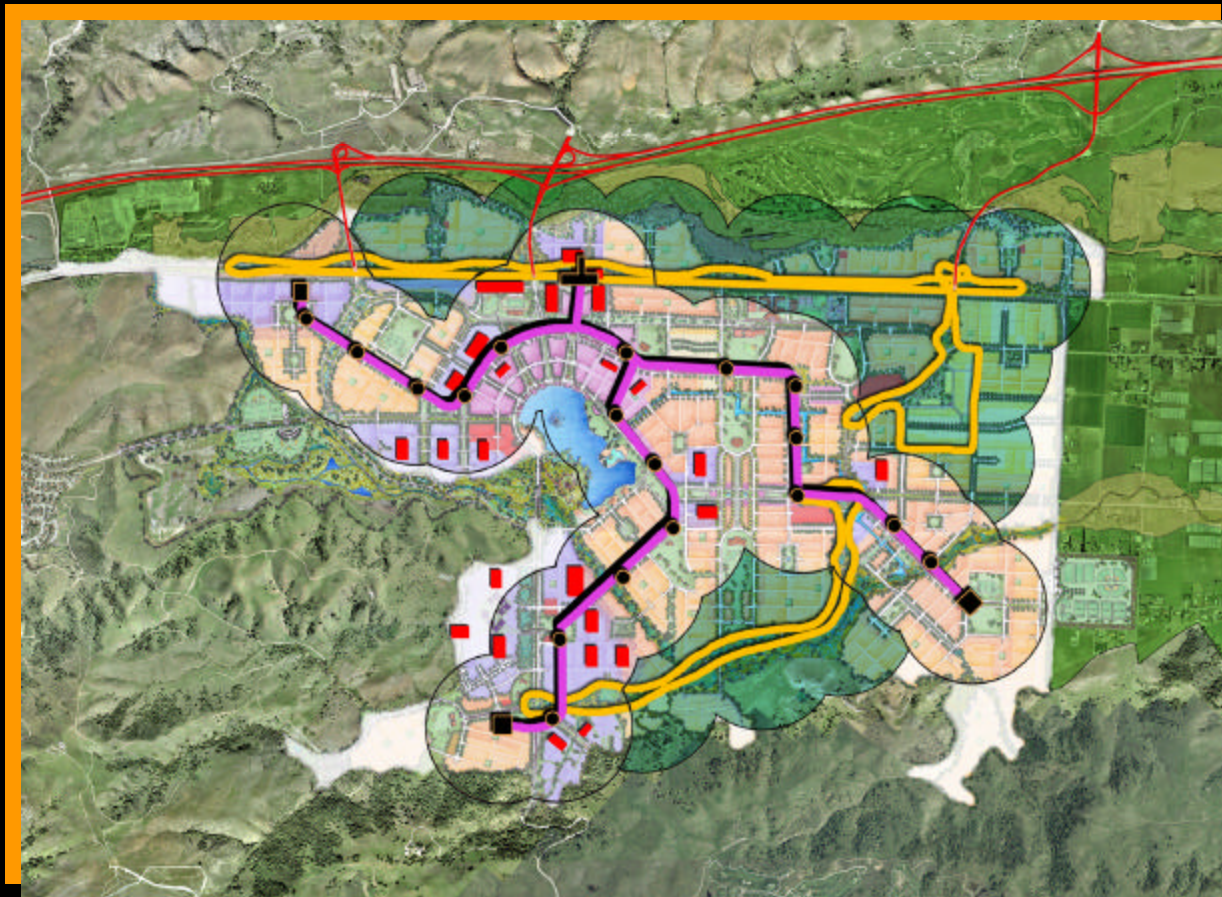




# COYOTE VALLEY SPECIFIC PLAN

## CONNECTIONS & MOBILITY

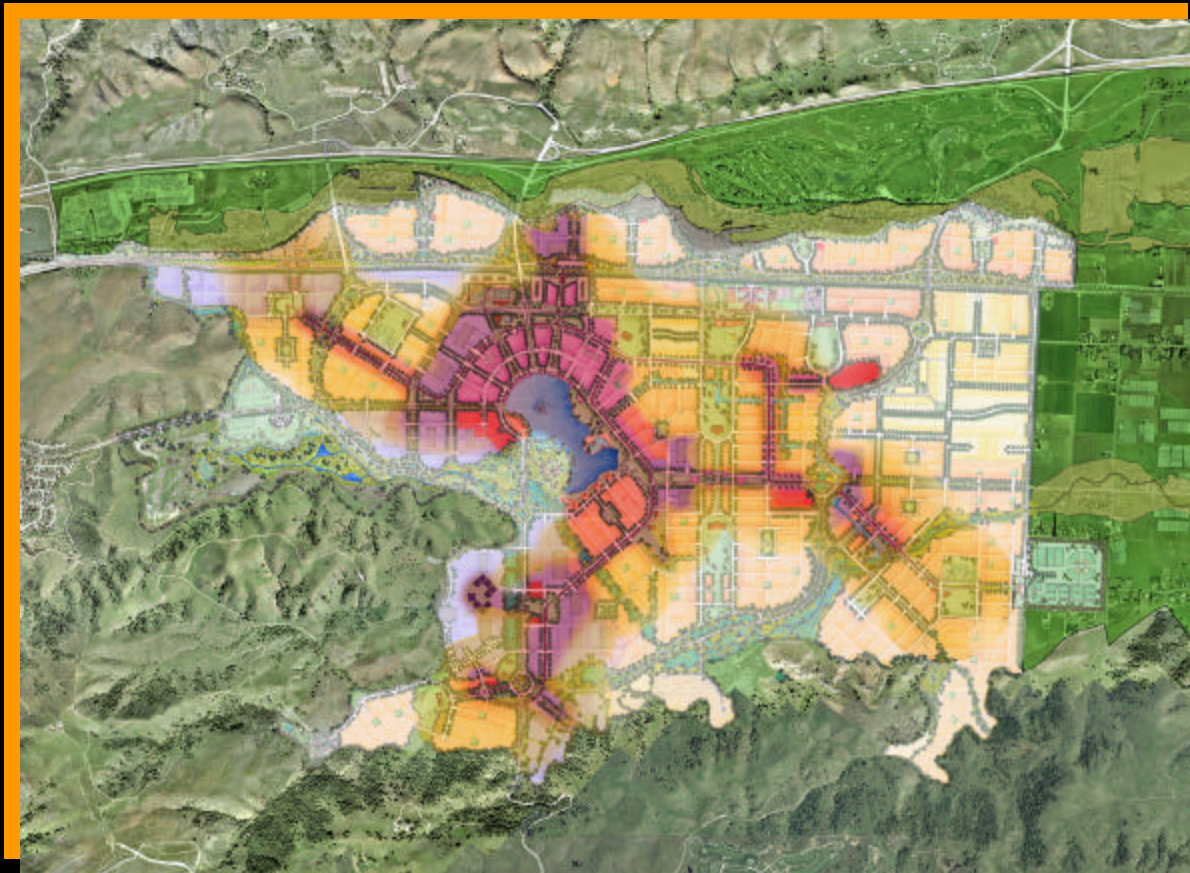
Supplementary small buses or vans cover all of Coyote Valley with transit service



# COYOTE VALLEY SPECIFIC PLAN

## LAND USE

Highest densities around community core and transit lines





# COYOTE VALLEY SPECIFIC PLAN

## LAND USE

### The beginning and heart of Coyote

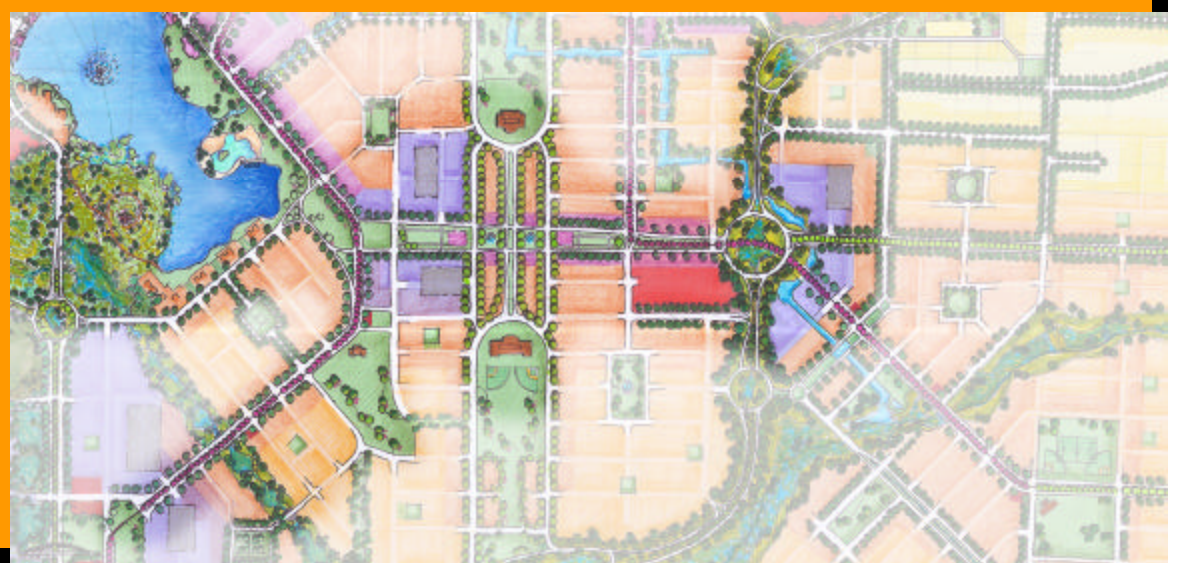




# COYOTE VALLEY SPECIFIC PLAN

## LAND USE

### Santa Teresa District



# COYOTE VALLEY SPECIFIC PLAN

LAND USE

## Neighborhoods





# COYOTE VALLEY SPECIFIC PLAN

## LAND USE

